

Implementation Plan & Schedule

Senate Bill 1091 (Ortiz, Chapter 732, Statutes of 1999) specifies that the Governor's Permanent Residence Commission shall submit its final recommendations to the Governor and the Legislature by June 30, 2000. The Commission becomes inoperative as of that date. With the completion of this final report, future decisions regarding the development of the Governor's Residence will be for the consideration of the Governor and the Legislature. Upon site selection, it is suggested that the following general implementation plan be used to guide the development of the Governor's Residence.

Development responsibility is authorized.

- Begin development phase.
- Hire consultant to assist in the development process.
- Develop process to accept donated items for Residence.

Funding alternatives are developed.

- Determine available funds.
- Explore and initiate fund raising activities.
- Identify any financing alternatives for design and construction of Residence.

Design and construction services are selected through a design competition.

- Organize and initiate design competition.
- Select jury for competition review.
- Select design/build team (design/build/finance team if needed).
- Contract for design/build services.

Contract award and construction process commences.

- Start design and approval process.
- Confirm design with program, security, and maintenance needs and requirements.
- Secure necessary approvals.
- Determine furnishing and equipment needs and budget.
- Begin construction.



Operations plans (i.e., security, management, and maintenance) are developed.

- Develop appropriate budgets for ongoing operations.
- Complete required staffing.

Construction of the Governor's Residence is completed.

- Initiate occupancy process.
- Close out construction activities.
- Inventory donated items.
- Implement and review operations plans.

Two versions of an implementation schedule have been developed, based on two different development processes. Depending on the one selected, the time frame for the development of a Governor's Residence project will take approximately three years, from the initial design competition to final occupancy. Also, incorporated into the schedule is the provision of Senate Bill 1091 (Ortiz, Chapter 732, Statutes of 1999) that directs that no construction or purchase of an existing building or property may take place for the purpose of a Governor's Residence before December 1, 2002.

The design/bid/build project delivery process involves first contracting with an architect for the design services phase. A separate contract is entered into with a general contractor based on the design documents. The general contractor is then responsible for the project construction.

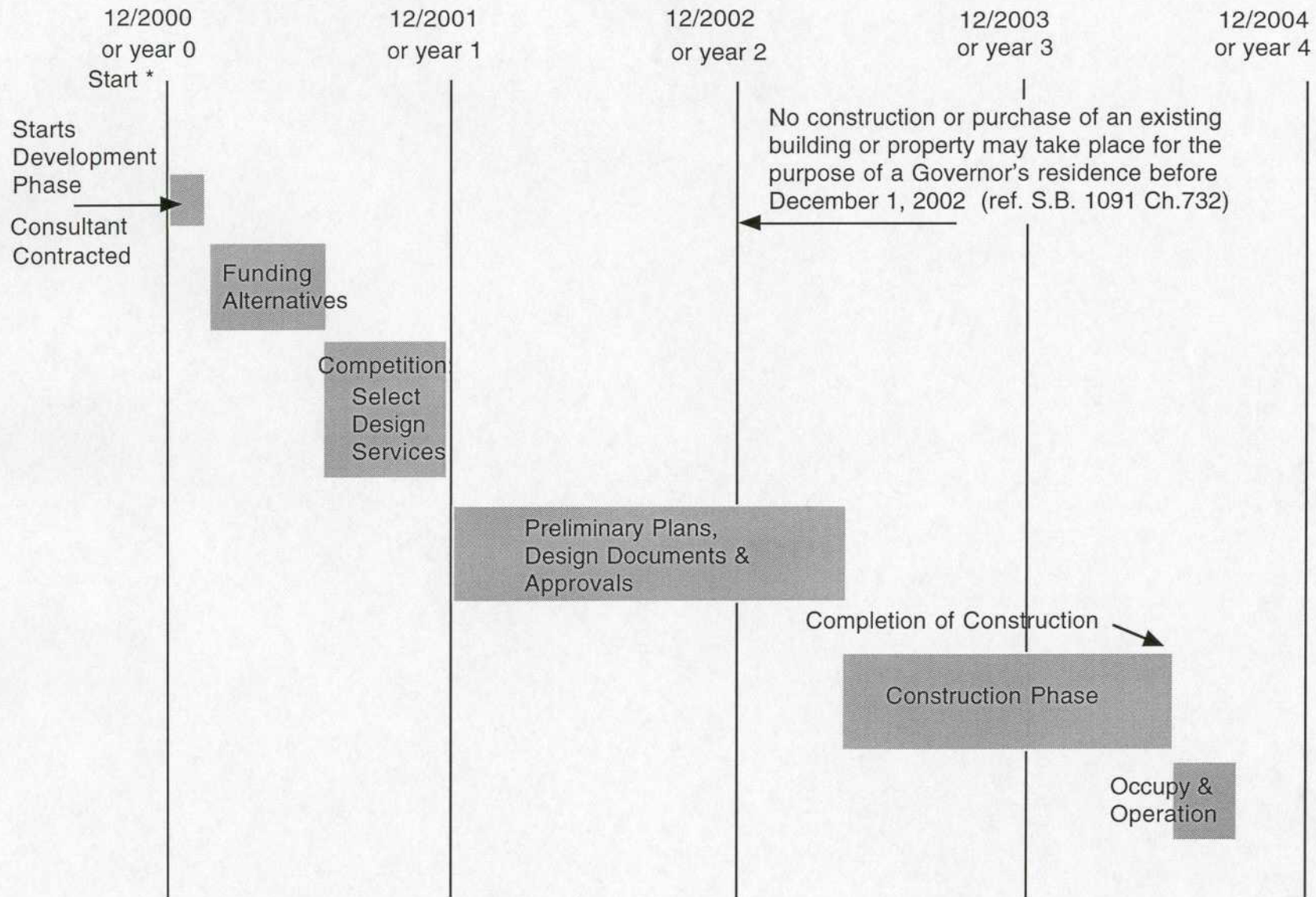
The design/build project delivery process involves contracting with a single entity, usually an architect/contractor team that is responsible for both design and construction services under one contract. Usually, the project delivery schedule is accelerated under this process because of the elimination of the need for the two distinct contracts.

General schedules for the two processes follow.



IMPLEMENTATION CHART FOR THE GOVERNOR'S PERMANENT RESIDENCE

Scenario #1 Design/bid/build



*Year starts with Legislative approval

IMPLEMENTATION CHART FOR THE GOVERNOR'S PERMANENT RESIDENCE

Scenario #2 Design/Build

